



JAMES A. NOYES, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

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October 30, 2002

IN REPLY PLEASE
REFER TO FILE: **MP-6**
13.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

LITTLE DALTON WASH - PARCEL 670EX
QUITCLAIM OF EASEMENT - CITY OF GLENDORA
SUPERVISORIAL DISTRICT 5
3 VOTES

IT IS RECOMMENDED THAT YOUR BOARD:

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the easement for ingress and egress in Little Dalton Wash, Parcel 670EX (5,553± square feet), to be excess property. The parcel is located on the north side of the channel, south of Foothill Boulevard at Grand Avenue, in the City of Glendora.
3. Authorize the quitclaim of easement to the underlying fee owner, Massad & Massad Investments, Ltd., for no cost.
4. Instruct the Chairman to sign the enclosed Quitclaim of Easement document and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the Los Angeles County Flood Control District to quitclaim its ingress and egress easement in Little Dalton Wash, Parcel 670EX, to the underlying fee property owner, Massad & Massad Investments, Ltd. As part of this transaction, Massad & Massad Investments, Ltd., has granted an easement for flood control purposes over a portion of the ingress and egress area to be quitclaimed. The flood control easement grants the District greater rights than an easement for ingress and egress purposes. In addition, the underlying fee owner has agreed to construct a paved, secured access road for Flood Control District purposes, at no cost to the District.

The District acquired the ingress and egress easement in Parcel 670EX for Little Dalton Wash. The underlying fee owner requested this easement be quitclaimed to them. Construction of Little Dalton Wash, has been completed and the subject parcel lies outside of the required right of way.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility since it will eliminate the need to maintain the property and thus reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

None.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

The enclosed Quitclaim of Easement document has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The transfer of real property is categorically exempt from the CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of State CEQA Statutes and Guidelines.

The Honorable Board of Supervisors
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim of Easement. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board of Supervisors. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

JAMES A. NOYES
Director of Public Works

JT:adg
P6\LITTLE DALTON 670EX BRD

Enc.

cc: Auditor Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

RECORDING REQUESTED BY
AND MAIL TO:

Massad & Massad Investments, Ltd.
5052 Bridge Creek Drive
Plano, TX 75093
Attn: Gene Massad

Space Above This Line Reserved for Recorder's Use

Document transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Assessor's Identification Numbers:
8634-011-053 and 054 (Portion)

By _____

QUITCLAIM OF EASEMENT

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release, and forever quitclaim to the MASSAD & MASSAD INVESTMENTS, Ltd., a Texas limited partnership, all its right, title, and interest in and to that certain easement for ingress and egress purposes acquired by Easement document recorded April 30, 1962, as Document No. 5188, in Book D1597, page 471, in the office of the Recorder of the County of Los Angeles, insofar and only insofar as said easement exists on the real property in the City of Glendora, County of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:
VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

KR:in
P:Conf:qceL DALTONW670EX

LITTLE DALTON WASH 670EX
13-RW 22.2
S.D. 5

NOTE: Acknowledgment form on reverse side

LITTLE DALTON WASH 670EX
13-RW 22.2
A.P.N. 8634-011-053 & 054
T.G. 569 (D5)
I.M. 159-317
Fifth District
M0121015

LEGAL DESCRIPTION

PARCEL NO. 670EX (Quitclaim of a portion of easement):

All that portion of that certain 12-foot wide strip of land lying within Parcels 1 and 2, Parcel Map No. 16530, as shown on map filed in Book 179, pages 25 and 26, of Parcel Maps, in the office of the Recorder of the County of Los Angeles, described in deed to the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book D1597, page 471, of Official Records, in the office of said Recorder.

Containing: 5,553± s.f.

EXHIBIT A